

FILED  
GREENVILLE CO. S. C.

**MORTGAGE**

BOOK 1512 PAGE 832

THIS MORTGAGE is made this 22nd day of August 1980 between the Mortgagor, James C. Batson and Edna L. Batson and Loan Association of Anderson a corporation organized and existing under the laws of the United States of America whose address is 201 North Main Street, Anderson, South Carolina (herein "Lender").

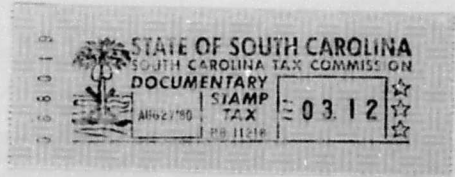
WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 7,800.00 which indebtedness is evidenced by Borrower's note dated August 22, 1980 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on August 1, 1990;

TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

All that piece, parcel or lot of land with improvements thereon situate, lying and being on the Northern side of Jasmine Drive (formerly Douglas Street) being known and designated as Lot No. 11 of "Grand View" as shown on a plat prepared by Woodward Engineering Dated March 1957 and recorded in the RMC office for Greenville County, S.C. in Plat Book KK, at page 93 and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the northern side of Jasmine Drive (formerly Douglas Street) at the joint front corner of Lots Nos. 11 and 12 and running thence with the line of Lot No. 12, N. 17-35 W. 150 feet to an iron pin; thence with the line of Lot Nos. 22 and 23, S. 72-35 W. 62 feet to an iron pin; thence with the line of Lot No. 10, S. 17-25 E. 150 feet to an iron pin on the Northern side of Jasmine Drive (formerly Douglas Street); thence with the Northern side of Jasmine Drive (formerly Douglas Street) N. 72-35 E. 62 feet to the point of beginning.

This being the same property conveyed to the Grantor herein by deed of George W. Wilson dated October 6, 1966 and recorded in the RMC Office for Greenville County in Deed Book 810, at page 202.



which has the address of 114 Jasmine Drive, Greenville, South Carolina 29611 (herein "Property Address");

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances and rents, all of which shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are hereinafter referred to as the "Property." Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:  
1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.  
2. **Funds for Taxes and Insurance.** Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

3079 - 2 AUG 27 90 609

4-00001

0.83

4328 RW-2